

Denis Law  
Mayor



October 22, 2015

Community & Economic Development Department  
C.E. "Chip" Vincent, Administrator

Washington State  
Department of Ecology  
Environmental Review Section  
PO Box 47703  
Olympia, WA 98504-7703

**Subject:        ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION**

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on October 19, 2015:

**SEPA DETERMINATION:    Determination of Non-Significance Mitigated (DNS)**  
**PROJECT NAME:            Renton Aerospace Training Center**  
**PROJECT NUMBER:        LUA15-000582, ECF, VA-A, MOD**

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 6, 2015,** together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Rocale Timmons".

Rocale Timmons  
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division  
Boyd Powers, Department of Natural Resources  
Karen Walter, Fisheries, Muckleshoot Indian Tribe  
Melissa Calvert, Muckleshoot Cultural Resources Program  
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region  
Larry Fisher, WDFW  
Duwamish Tribal Office  
US Army Corp. of Engineers

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE  
- MITIGATED (DNS)**

PROJECT NUMBER: LUA15-000582, ECF, VA-A, MOD

APPLICANT: Jonathan Wilson

PROJECT NAME: Renton Aerospace Training Center

**PROJECT DESCRIPTION:** The applicant is requesting Environmental (SEPA) Review, a street modification, modification to a critical slope, and a front yard setback variance for the construction of a new 22,300 square foot, two story, Aerospace Training facility. The subject property is located on the east side of Rainier Ave N just north of Airport Way at 300 Rainier Ave. The project work area totals 30,151 square feet and is zoned Medium Industrial (IM). The site currently contains the former Renton Chamber of Commerce building which is proposed for removal. There are two primary access points on Rainier Ave which are proposed to remain as is. The applicant is proposing to retain the existing 41 parking stalls on site to serve the proposed use. The applicant is requesting a street modification from RMC 4-6-060 in order to eliminate the improvements required along Rainier Ave N. The applicant is also proposing a variance from RMC 4-2-130 in order to reduce the required 20-foot front yard setback down to 0-feet at the closest point. There are critical slopes located on the western portion of the site of which the applicant is requesting a modification from RMC 4-3-050 in order to impact the critical slope. This project also includes the installation of a pressure-reducing pump near the airport tower, as well as the addition of a short soft-surface trail from the parking lot at the south end of the airport to Airport Way. The applicant has submitted a Drainage Report, Traffic Impact Analysis, Parking Analysis, and Geotechnical Engineering study with the subject application.

PROJECT LOCATION: 300 Rainier Ave N

LEAD AGENCY: City of Renton  
Environmental Review Committee  
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This Determination of Non-Significance is issued under WAC 197-11-340. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 6, 2015.** Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT




PUBLICATION DATE:

October 23, 2015

DATE OF DECISION:

OCTOBER 19, 2015

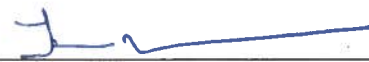
SIGNATURES:

  
Gregg Zimmerman, Administrator  
Public Works Department


10/19/15  
Date

  
Mark Peterson, Administrator  
Fire & Emergency Services

10/19/15  
Date

  
Terry Higashiyama, Administrator  
Community Services Department

10/19/15  
Date

  
C.E. "Chip" Vincent, Administrator  
Department of Community &  
Economic Development

10/19/15  
Date

# CITY OF Renton



# NOTICE

## OF ENVIRONMENTAL DETERMINATION ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

**PROJECT NAME:** Renton Aerospace Training Center  
**PROJECT NUMBER:** LUA15-000582, ECF, VA-A, MOD  
**LOCATION:** 300 Rainier Ave N  
**DESCRIPTION:** THE APPLICANT IS REQUESTING ENVIRONMENTAL (SEPA) REVIEW, A STREET MODIFICATION, MODIFICATION TO A CRITICAL SLOPE, AND A FRONT YARD SETBACK VARIANCE FOR THE CONSTRUCTION OF A NEW 22,300 SQUARE FOOT, TWO STORY, AEROSPACE TRAINING FACILITY. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF RAINIER AVE N JUST NORTH OF AIRPORT WAY AT 300 RAINIER AVE. THE PROJECT WORK AREA TOTALS 30,151 SQUARE FEET AND IS ZONED MEDIUM INDUSTRIAL (IM). THE SITE CURRENTLY CONTAINS THE FORMER RENTON CHAMBER OF COMMERCE BUILDING WHICH IS PROPOSED FOR REMOVAL. THERE ARE TWO PRIMARY ACCESS POINTS ON RAINIER AVE WHICH ARE PROPOSED TO REMAIN AS IS. THE APPLICANT IS PROPOSING TO RETAIN THE EXISTING 41 PARKING STALLS ON SITE TO SERVE THE PROPOSED USE. THE APPLICANT IS REQUESTING A STREET MODIFICATION FROM RMC 4-6-060 IN ORDER TO ELIMINATE THE IMPROVEMENTS REQUIRED ALONG RAINIER AVE N. THE APPLICANT IS ALSO PROPOSING A VARIANCE FROM RMC 4-2-130 IN ORDER TO REDUCE THE REQUIRED 20-FOOT FRONT YARD SETBACK DOWN TO 0-FEET AT THE CLOSEST POINT. THERE ARE CRITICAL SLOPES LOCATED ON THE WESTERN PORTION OF THE SITE OF WHICH THE APPLICANT IS REQUESTING A MODIFICATION FROM RMC 4-3-050 IN ORDER TO IMPACT THE CRITICAL SLOPE. THIS PROJECT ALSO INCLUDES THE INSTALLATION OF A PRESSURE-REDUCING VALVE NEAR THE AIRPORT TOWER, AS WELL AS THE ADDITION OF A SHORT SOFT-SURFACE TRAIL FROM THE PARKING LOT AT THE SOUTH END OF THE AIRPORT TO AIRPORT WAY. THE APPLICANT HAS SUBMITTED A DRAINAGE REPORT, TRAFFIC IMPACT ANALYSIS, PARKING ANALYSIS, AND GEOTECHNICAL ENGINEERING STUDY WITH THE SUBJECT APPLICATION.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 6, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF  
COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.  
**DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION**

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.**